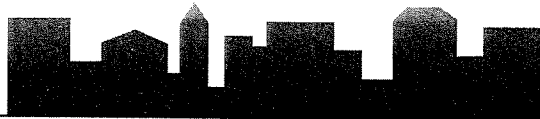


**ENVIRONMENTAL ASSESSMENT  
FOR THE CONVERSION OF A  
PORTION OF GENESEE VALLEY PARK  
UNDER THE LAND AND WATER CONSERVATION FUND ACT  
AS A RESULT OF THE  
BROOKS LANDING REVITALIZATION PROJECT**

Appendix L:  
Parkland Alienation Proceedings,  
Summary of Property Description  
and Value Conclusions,  
Lands to be Added to Turning Point Park

June 2005



**BRUCKNER, TILLET, ROSSI, CAHILL & LEGRETT**

A full-service real estate appraisal, analysis and consulting group

Christopher S. Tillett, MAI, SRA  
Kevin L. Bruckner, MAI  
Alfred T. Rossi, SRA  
Patrick W. Cahill, SRA  
James A. LeGrett

August 18, 2003

Rick Rynski, AICP  
Senior Economic Development Specialist  
Economic Development Department  
City of Rochester  
City Hall, Room 0005A  
30 Church Street  
Rochester, New York 14614

Dear Mr. Rynski:

At your request, I have enclosed a **self-contained report of a complete appraisal** for the purpose of estimating the market value of the fee simple estate of a 2.77± acre parcel of land to be alienated from Genesee Valley Park, City of Rochester, Monroe County, New York.

The enclosed **self-contained report of a complete appraisal** has been prepared in accordance with Standard Rule 2-2(a) of the *Uniform Standards of Professional Appraisal Practice* (USPAP). The analysis and conclusions contained within the appraisal are subject to the assumptions and limiting conditions outlined in the report on page four. A **complete appraisal** is an analysis which considers all three standard approaches to value and all relevant information pertinent to the valuation of the subject property. This type of report was determined by the appraiser, in consultation with the client, to be the most appropriate format given the purpose and scope of appraisal.

Based upon the analysis and conclusions presented in the enclosed report, the estimated market value of the fee simple estate as of August 17, 2003, is:

**NINETY-FIVE THOUSAND ONE HUNDRED DOLLARS - \$95,100**

Thank you for the opportunity to complete this assignment. If you should have any questions or need additional information, please feel free to give me a call.

Sincerely,  
**Bruckner, Tillett, Rossi,  
Cahill & LeGrett**

**Kevin L. Bruckner, MAI**  
NYS Certified Gen'l R.E. Appraiser #46-3998



# BRUCKNER, TILLET, ROSSI, CAHILL & LEGRETT

A full-service real estate appraisal, analysis and consulting group

Christopher S. Tillett, MAI, SRA  
Kevin L. Bruckner, MAI  
Alfred T. Rossi, SRA  
Patrick W. Cahill, SRA  
James A. Leggett

October 14, 2003

Rick Rynski, AICP  
Senior Economic Development Specialist  
Economic Development Department  
City of Rochester  
City Hall, Room 0005A  
30 Church Street  
Rochester, New York 14614

## Re: Lands to be Alienated from Genesee Valley Park

Dear Rick:

I am submitting this letter addenda in response to the comments made in Kevin Burns letter of September 26, 2003, with specific reference to the fourth paragraph of that letter in which Mr. Burns states, "...our reviewer is of the opinion that the conversion of part of Genesee Valley Park could have a negative impact on the parkland remaining after a conversion. In that case, the NPS would require a 'before and after' analysis in the appraisal(s)."

Subsequent to receiving a copy of this letter, I called Steve Lewis in the appraisal review department who indicated that the appraisal(s) were found to be acceptable, however, this statement was intended to simply put the City on notice that the NPS (National Park Service) may question whether or not the conversion/alienation will have a impact on the remainder parcel.

The simple answer to this question is "No", however, you have asked me to prepare a "before and after" analysis anyway to support this answer. As an aside, a "before and after" analysis is not applicable in the appraisal of the lands to be added to Turning Point Park because that valuation is of an entire single parcel of land with no "before and after" conditions.

Based upon the following "Before" and "After" valuation, the resulting "damages" from the alienation is summarized as follows...

"Before" Value:	\$273,125
"After" Value:	<u>\$214,035</u>
Total "Damages" as result of Alienation:	\$59,090
Land "Taken" 2.77 acres @ \$17,000/acre:	\$47,090
Improvements "Taken":	<u>\$12,000</u>
Total Direct Damages:	\$59,090
Total "Damage" from above:	\$59,090
Total Direct Damages:	<u>\$59,090</u>
Total Indirect Damages:	\$0

October 14, 2003

Page - 2

Re: Genesee Valley Park Appraisal Addendum

In the original appraisal, the 2.77± acre alienation parcel was valued as a single independent entity at \$95,100 comprising land value of \$83,100 and improvement value of \$12,000. The land value was based upon \$30,000/acre, representing the market value of residential land in that size range (i.e. the size range of 1-3 acres).

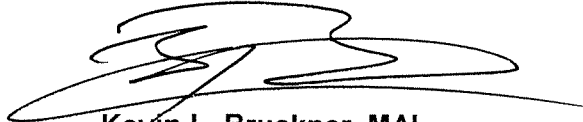
In the "before and after" analysis, the damages as a result of the alienation of 2.77± acres from the total 13.6± acres is less at \$59,090 comprising land value of \$49,090 and improvement value of \$12,000. The land value was based upon \$17,000/acre, representing the market value of residential land in that size range of 10-20 acres.

Thus, the difference in the two approaches to value is in the unit value of the land. This additional "before and after" analysis supports the premise that the value or loss in value as a result of the alienation of the 2.77± acres of parkland at Genesee Valley Park is less than the value of the land to be added at Turning Point Park.

If you have any questions, please feel free to contact me.

Sincerely,

**Bruckner, Tillett, Rossi,  
Cahill & LeGrett**

A handwritten signature in black ink, appearing to read 'Kevin L. Bruckner', with a large, sweeping flourish extending to the right.

**Kevin L. Bruckner, MAI**



DESCRIPTION OF LANDS  
TO BE ALIENATED FROM  
GENESEE VALLEY PARK

All that tract or parcel of land situate in the City of Rochester, County of Monroe, State of New York and being more particularly bounded and described as follows:

Beginning at a point on the southerly line of Brooks Avenue at a point 82.91 feet easterly from the westerly line of Genesee Street as measured along the southerly line of Brooks Avenue said point being on the westerly line of premises acquired by the City of Rochester from the Consolidated Rail Corporation as per a deed dated January 8, 1985 and recorded in the Monroe County Clerk=s Office in Liber 6656 at page 212;

- Thence 1) N 88° 37' 39" E along the southerly line of Brooks Avenue and it' s easterly extension 190 feet more or less to a point, said point being 30 feet westerly at right angles to the northerly extension of the east face of a concrete retaining wall on the westerly bank of the Genesee River;
- Thence 2) Southerly parallel to the easterly face of said retaining wall and 30 feet westerly there from and it's extensions a distance of 795 feet more or less to a point;
- Thence 3) S 89° 57' 53" W a distance of 170 feet more or less to the easterly line of lands owned now or formerly by Esau and Albert Miller as per a deed filed in the Monroe County Clerk=s Office on January 16, 1968 and filed in Liber 3874 of deeds at page 589;
- Thence 4) N5° 16' 24" E along the easterly line of said Miller which is also the westerly line of Lands owned now or formerly by the City of Rochester a distance of 38.94 feet of an angle point;
- Thence 5) N 00°39' 44" W along the westerly line of lands owned now or formerly by the City of Rochester a distance of 63.98 feet to a point;
- Thence 6) N 00° 02' 07" W and continuing along the westerly line of lands owned now or formerly by the City of Rochester a distance of 133.94 feet to a point;
- Thence 7) N 00° 23' 56" E and continuing along the westerly line of lands owned now or formerly by the City of Rochester a distance of 65.97 feet to a point;
- Thence 8) N 00° 03' 26" E and continuing along the westerly line of lands owned now or formerly by the City of Rochester a distance of 61.97 feet to a

point;

- Thence 9) N 01° 36' 07" E and continuing along the westerly line of lands owned now or formerly by the City of Rochester a distance of 70 feet to a point;
- Thence 10) N 00° 02' 07" W and continuing along the westerly line of lands owned now or formerly by the City of Rochester a distance of 34.36 feet to a point;
- Thence 11) S 89° 51' 24" E and along the northerly line of lands owned now or formerly by the City of Rochester a distance of 49.33 feet to a point;
- Thence 12) N 00° 01' 24" W and along the westerly line of lands owned now or formerly by the City of Rochester a distance of 127.69 feet to a point;
- Thence 13) N 79° 31' 38" W along the southerly line of lands owned now or formerly by the City of Rochester a distance of 5.70 feet to a point;
- Thence 14) N 05° 08' 29" E and continuing along the westerly line of lands owned now or formerly by the City of Rochester a distance of 39.91 feet to a point;
- Thence 15) N 07° 40' 02" E and continuing along the westerly line of lands owned now or formerly by the City of Rochester a distance of 68.38 feet to a point;
- Thence 16) N 10° 11' 29" E and continuing along the westerly line of lands owned now or formerly by the City of Rochester a distance of 67.94 feet to the southerly line of Brooks Avenue and the point or place of beginning.

3/27/03:jcd

g:/div/maps/desc/others/Genvalpk



## BRUCKNER, TILLET, ROSSI, CAHILL & LEGRETT

A full-service real estate appraisal, analysis and consulting group

Christopher S. Tillett, MAI, SRA  
Kevin L. Bruckner, MAI  
Alfred T. Rossi, SRA  
Patrick W. Cahill, SRA  
James A. LeGrett

August 19, 2003

Rick Rynski, AICP  
Senior Economic Development Specialist  
Economic Development Department  
City of Rochester  
City Hall, Room 0005A  
30 Church Street  
Rochester, New York 14614

Dear Mr. Rynski:

At your request, I have enclosed a **self-contained report of a complete appraisal** for the purpose of estimating the market value of the fee simple estate of a 19.5± acre parcel of land to be added to Turning Point Park, City of Rochester, Monroe County, New York.

The enclosed **self-contained report of a complete appraisal** has been prepared in accordance with Standard Rule 2-2(a) of the *Uniform Standards of Professional Appraisal Practice* (USPAP). The analysis and conclusions contained within the appraisal are subject to the assumptions and limiting conditions outlined in the report on page four. A **complete appraisal** is an analysis which considers all three standard approaches to value and all relevant information pertinent to the valuation of the subject property. This type of report was determined by the appraiser, in consultation with the client, to be the most appropriate format given the purpose and scope of appraisal.

Based upon the analysis and conclusions presented in the enclosed report, the estimated market value of the fee simple estate as of August 17, 2003, is:

**NINETY-SEVEN THOUSAND FIVE HUNDRED DOLLARS - \$97,500**

Thank you for the opportunity to complete this assignment. If you should have any questions or need additional information, please feel free to give me a call.

Sincerely,  
**Bruckner, Tillett, Rossi,  
Cahill & LeGrett**

**Kevin L. Bruckner, MAI**  
NYS Certified Gen'l R.E. Appraiser #46-3998

44  
9/28/01

LANDS TO BE ADDED  
TO TURNING POINT PARK  
SBL #061.53-01-23

All that tract or parcel of land situate in the City of Rochester, County of Monroe, State of New York and being lands of the City of Rochester known as Section 061.53 Block 01 and Lot 23 and being more particularly bounded and described as follows:

All that tract or parcel of land situate in the City of Rochester, County of Monroe, State of New York, in what was formerly Lot 31 in Township 2, Short Range, Town of Greece, west of the Genesee River, more particularly described in a Lis Pendens recorded March 10, 1890 in Liber 160 Lis Pendens at page 293, and conveyed to William Hall Robinson by deeds recorded in Liber 730 of deeds at page 216 and Liber 785 of deeds at page 424 in the Monroe County Clerk's Office, and conveyed to Charles W. Oster and Ella Oster by deed recorded in the Monroe County Clerk's Office in Liber 1016 at page 1, said property being bounded on the south by the south line of said Lot 31, on the east by the Genesee River, on the north by the southerly line of land conveyed to Christopher McGee by deed recorded in Liber 960 of deeds at page 567, and on the west by the lands now or formerly owned by the Rochester and Lake Ontario Railroad Company or the New York Central Railroad Company; all as more particularly described in said Lis Pendens:

Excepting and reserving therefrom all that tract or parcel of land conveyed by Eugene Van Voorhis to Rochester Monroe County Port Authority by deed dated and recorded March 5, 1962 in the Monroe County Clerk's Office in Liber 3393 of deeds at page 574. Said exception being therein described as follow:

Beginning at the intersection of the existing west shoreline of the Genesee River and the dividing line of properties between the B & O Railroad on the south and property now or formerly E. Van Voorhis on the north, said point being distant 346.5 feet, more or less, measured in a straight line from a U.S. Corps of Engineer's concrete monument known as # 614 and whose coordinates are north 8959.73, east 6201.53; thence northwesterly 83° 34' 52" and along the aforesaid line of division a distance of 85 feet to a point; thence northwesterly 30° 27' 57" a distance of 59.17 feet to a point; thence northwesterly 47° 26' 39" a distance of 283.89 feet to a point; thence northwesterly 79° 39' 30" a distance of 417.79 feet to a point; thence northwesterly 49° 56' 56" a distance of 327.91 feet to a point; thence northeasterly 11° 09' 51" a distance of 387.35 feet to a point; thence northeasterly 51° 12' 31" a distance of 679.98 feet to a point; thence northeasterly 22° 04' 30" a distance of 194.24 feet to a point; thence northeasterly 31° 29' 13" a distance of 281.44 feet to a point of intersection with the westerly shoreline of the Genesee River; thence southerly along the existing westerly shoreline of the Genesee River a distance of 1800 feet, more or less, to the place of beginning.

Intending to describe lands owned by the City of Rochester as shown on the Tax Map of the City of Rochester as Section 061.53 Block 1 and Parcel 23.

9/28/01

g:/div/maps/desc/regular/n-z/turptpk1

## **Replacement Lands for the Brooks Landing Revitalization Project Parkland Conversion**

The proposed lands to be added to Turning Point Park as mitigation for parkland alienation associated with the Brooks Landing Urban Renewal District consist of approximately 19.5 acres of undeveloped river shoreline in the northern section of the City of Rochester. The proposed replacement lands occur immediately adjacent to and north of Turning Point Park. A CSX railroad and a residential neighborhood bound the lands to the west and north, the Genesee River to the east, and Turning Point Park and industrial uses to the south. The replacement lands occur adjacent to an enlargement of the Genesee River that formerly functioned as a turning basin for commercial watercraft from Lake Ontario. The property consists of approximately 7.6 acres of vegetated sloped lands and 11.9 acres of flat wetlands along over 3000 linear feet of river shoreline. The western bank of the Genesee River in this area is steep (approximately 80 feet above the river) and densely wooded with mature hardwood upland species. The base of the slope is flat and supports a large emergent cattail marsh. The wetlands are mapped as both NYS DEC (RH-9) and US Army Corps-regulated wetlands. The US Army Corp or federal wetlands are classified as PEM5F (palustrine emergent narrow-leaved persistent vegetation with a semi-permanent water regime) and R2EM2G (riverine lower perennial emergent nonpersistent vegetation with an intermittently exposed water regime).

According to the Soil Survey of Monroe County, the subject lands are classified as Ub or Urban Land. This classification, however, does not accurately reflect the undisturbed or undeveloped portions of the river shore. Soils in the subject area, similar to other undeveloped nearby sections of the river (Seneca Park for example) are more consistent with Arkport, Dunkirk, and Colonie series soils, 20 to 60 percent slopes (AtF3). These soils are highly erodible, have several gullied areas where erosion has occurred, and are highly susceptible to continued erosion. The soil survey also notes that limitations to all uses of these soil types are severe, and where possible should remain in its natural state.

The varied topography and cover of the site (wooded uplands, wetland areas, and open water) coupled with its size (approximately 7 times the area of the conversion land) can support a wide variety of recreational uses, both passive and active. Due to the significant topographical elevational ranges of the subject property, spectacular views of the river gorge, the northern river corridor, and the turning basin are afforded from the higher levels of the site. Land-based activities can include hiking, dog walking, cross-country skiing, bird watching, picnicking, and scenic viewing of the river corridor from the landside elevated portions of the site. Wetland-related activities can include hiking, bird watching, fishing, canoeing, interpretive/educational programming, and scenic viewing. Water-based activities can include boating, sailing, fishing, bird-watching, and scenic viewing of the river gorge from the water level. The undeveloped nature of the site and its adjacency with Turning Point Park contribute to the wildlife habitat and interpretive recreational value gained by preserving large contiguous tracts of wilderness areas. Preservation of natural landmarks such as the river gorge also contributes to the recreational, ecological, and educational value of the replacement land. Natural sites offer unique opportunities for education of the environment through interpretive trails and programming.

A continuation of the Genesee River Trail is proposed to be developed along the river's edge at the location of the subject property. No negative impacts are anticipated by the proposed mitigation action as no change in land use is anticipated

# This Indenture

Made the 13<sup>th</sup> day of February -

RECORDED

Nineteen Hundred and Seventy-Six

76 FEB 18 AM 11:41

Between MORRIS ATKIN, residing at 474 Oak Street, Rochester, New York, Samuel Atkin, residing at 474 Oak Street, Rochester, New York and Sol Atkin, residing at 474 Oak Street, Rochester, New York

SER-1978 PAGE 192

3-27-101.2

3-28-101.2

parties of the first part, and

JEWISH COMMUNITY FEDERATION OF ROCHESTER, N.Y., INC.  
440 East Main Street  
Rochester, New York

3-34-102.2

3-35-101.2

party of the second part,

Witnesseth that the parties of the first part, in consideration of -----

-----ONE and 00/100-----Dollar (\$1.00 )  
lawful money of the United States, and other good and valuable consideration paid by the party of the second part, do hereby grant and release unto the party of the second part, its successors and assigns forever, ~~all~~ AN UNDIVIDED ONE-HALF INTEREST IN ALL THAT TRACT OR PARCEL OF LAND situate in the City of Rochester, Monroe County, New York, in what was formerly Lot 31 in Township 2, Short Range, Town of Greece, west of the Genesee River, more particularly described in a lis pendens recorded March 10th, 1890 in Liber 160 Lis Pendens at page 293, and conveyed to William Hall Robinson by deeds recorded in Liber 7300 of Deeds at page 216 and Liber 785 of Deeds at page 424 in the Monroe County Clerk's Office, and conveyed to Charles W. Oster and Ella Oster by deed recorded in Monroe County Clerk's Office in Liber 1016 of Deeds at page 1, said property being bounded on the south by the south line of said lot 31, on the east by the Genesee River, on the north by the southerly line of land conveyed to Christopher McGee by deed recorded in Liber 960 of Deeds at page 567, and on the west by the lands now or formerly owned by the Rochester and Lake Ontario Railroad Company (now New York Central Railroad Company); all as more particularly described in said Lis Pendens:

EXCEPTING AND RESERVING therefrom all that tract or parcel of land conveyed by Eugene Van Voorhis to Rochester Monroe County Port Authority by deed dated and recorded March 5, 1962 in the Monroe County Clerk's Office in Liber 3393 of deeds at page 574. Said exception being therein described as follows:

Beginning at the intersection of the existing west shoreline of the Genesee River and the dividing line of properties between the B & O Railroad on the south and property now or formerly E. Van Voorhis on the north, said point being distant 346.5 feet, more or less, measured in a straight line from a U.S. Corps of Engineer's concrete monument known as #614 and whose coordinates are North 8959.73, East 6201.53; thence northwesterly 83°34'52" and along the aforesaid line of division a distance of 85 feet to a point; thence northwesterly 30°27'57" a distance of 59.17 feet to a point; thence northwesterly 47°26'39" a distance of 283.89 feet to a point; thence northwesterly 79°39'30" a distance of 417.79 feet to a point; thence northwesterly 49°56'56" a distance of 327.91 feet to a point; thence northeasterly 11°09'51" a distance of 387.35 feet to a point; thence northeasterly 51°12'31" a distance of 679.88 feet to a point; thence northeasterly 22°04'30" a distance of 194.24 feet to a point; thence northeasterly

31°29'13" a distance of 281.44 feet to a point of intersection with the westerly shoreline of the Genesee River; thence southerly along the existing westerly shoreline of the Genesee River a distance of 1800 feet, more or less, to the place of beginning, the boundaries described herein enclose an area of 14.48 acres, more or less.

This conveyance is made and accepted subject to all covenants, easements and restrictions of record in the Monroe County Clerk's Office affecting said premises.

Being and hereby intending to convey an undivided one-half interest to the same premises conveyed to the party of the first party by deed recorded in the Monroe County Clerk's Office in Liber of deeds at page 100, and dated 10/1/1977.

IN WITNESS WHEREOF

10/1/1977

10/1/1977

10/1/1977

10/1/1977

TAX FORECLOSURE DEED

Made this 10<sup>th</sup> day November, 1999, between LINDA B. KINGSLEY, as Corporation Counsel of the City of Rochester, with offices at 30 Church Street, Rochester, New York 14614, grantor, and CITY OF ROCHESTER, a municipal corporation with offices at 30 Church Street, Rochester, New York 14614, grantee,

WITNESSETH:

WHEREAS, an action entitled "In the Matter of the Foreclosure of Tax Liens Pursuant to Title 4 of Part E of Article IX of the Charter of the City of Rochester - List of Delinquent Taxes as of July 1, 1998", Index No. 15035/98, was duly brought in Supreme Court, Monroe County, by the Corporation Counsel for the foreclosure of certain tax liens, by the due filing of a List of Delinquent Taxes in the office of the Monroe County Clerk on December 3, 1998, and due publication of public notice of foreclosure on December 9, 1998 and other subsequent dates, and due mailing thereof to owners and lessees of all property affected, and

WHEREAS, at a term of the said court held at the Hall of Justice, in the City of Rochester, New York on September 24, 1999, a Judgment was duly rendered, wherein it was adjudged, among other things, that the parcels listed on Schedule Bsd (B) to said Judgment be sold at public auction pursuant to Section 9-143 of the City Charter, and that the grantor, as Corporation Counsel of the City of Rochester, execute and deliver a deed for each parcel, conveying to the purchaser at the auction title to the parcel, and

WHEREAS, the said Judgment was duly entered in the Monroe County Clerk's Office on September 27, 1999, and

WHEREAS, a public auction was duly conducted by the City Treasurer on October 19, 1999, pursuant to the above-referenced Judgment, and the grantee submitted the highest responsible bid on the parcel or parcels of property listed herein, has duly paid the amount of such bid to the City Treasurer,

NOW, THEREFORE, the grantor, by virtue of and in pursuance of the aforesaid Judgment and the provisions of the Charter of the City of Rochester, does hereby grant and convey unto the grantee, the grantee's successors and assigns, a full and complete title in and to the parcels of property, particularly described as:

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Rochester, County of Monroe and State of New York, more commonly known as:


SBL NO.	ADDRESS	FORMER OWNER'S NAME
---------	---------	---------------------

SEE ATTACHED SCHEDULE

free and clear of all liens and encumbrances which existed at the time of the above-referenced public auction,

TO HAVE AND TO HOLD, all and singular, the premises above mentioned and described and hereby conveyed unto the grantee, the grantee's successors and assigns forever.

IN WITNESS WHEREOF, the grantor has hereunto set her hand the date and year first above written.

  
LINDA S. KINGSLEY  
Corporation Counsel

STATE OF NEW YORK)  
COUNTY OF MONROE) SS:  
CITY OF ROCHESTER)

On the 10<sup>th</sup> day of November in the year 1999 before me, the undersigned, a Notary Public in and for said State, personally appeared Linda S. Kingsley, known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity.



TAX BILLING ADDRESS: 30 Church Street  
Rochester, New York 14614

SUZANNE C. SUTTERA  
Notary Public in the State of New York  
MONROE COUNTY  
Commission Expires Oct. 16, 2001

Also See 29248 PMS-NO TIRE



**OVER-ALL VIEW OF GENESEE VALLEY PARKLAND AT PROJECT SITE LOCATION  
DEPICTING VIEWS OF PARKLAND WITHIN PROPOSED PROJECT AREA**

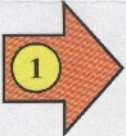


■ ■ ■ Brooks Landing Sub-Area I Project Boundary

➡ Location/Direction of Photograph View Points



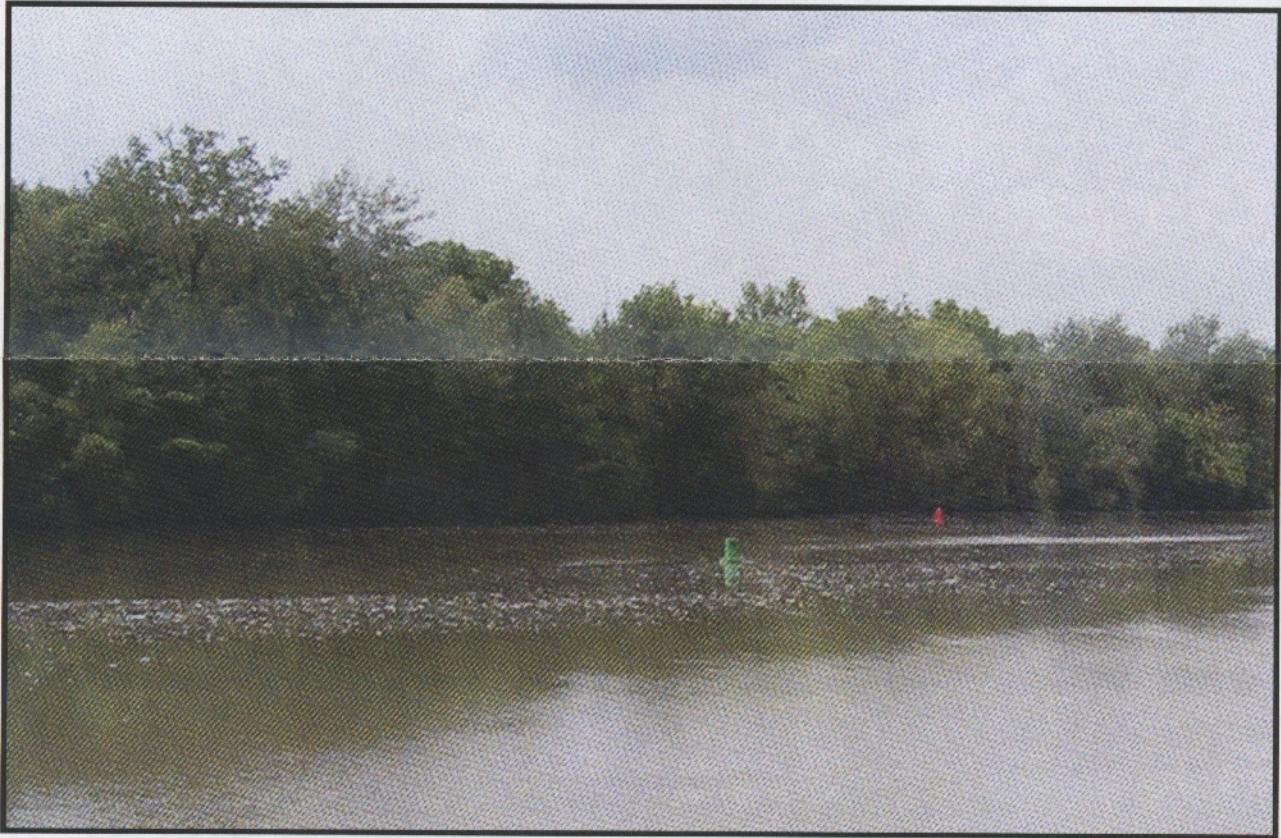
**PHOTOGRAPHS OF GENESEE VALLEY PARKLAND AT PROJECT SITE LOCATION  
DEPICTING VIEWS OF PARKLAND WITHIN PROPOSED PROJECT AREA**





**PHOTOGRAPHS OF GENESEE VALLEY PARKLAND AT PROJECT SITE LOCATION  
DEPICTING VIEWS OF PARKLAND WITHIN PROPOSED PROJECT AREA**

4



5

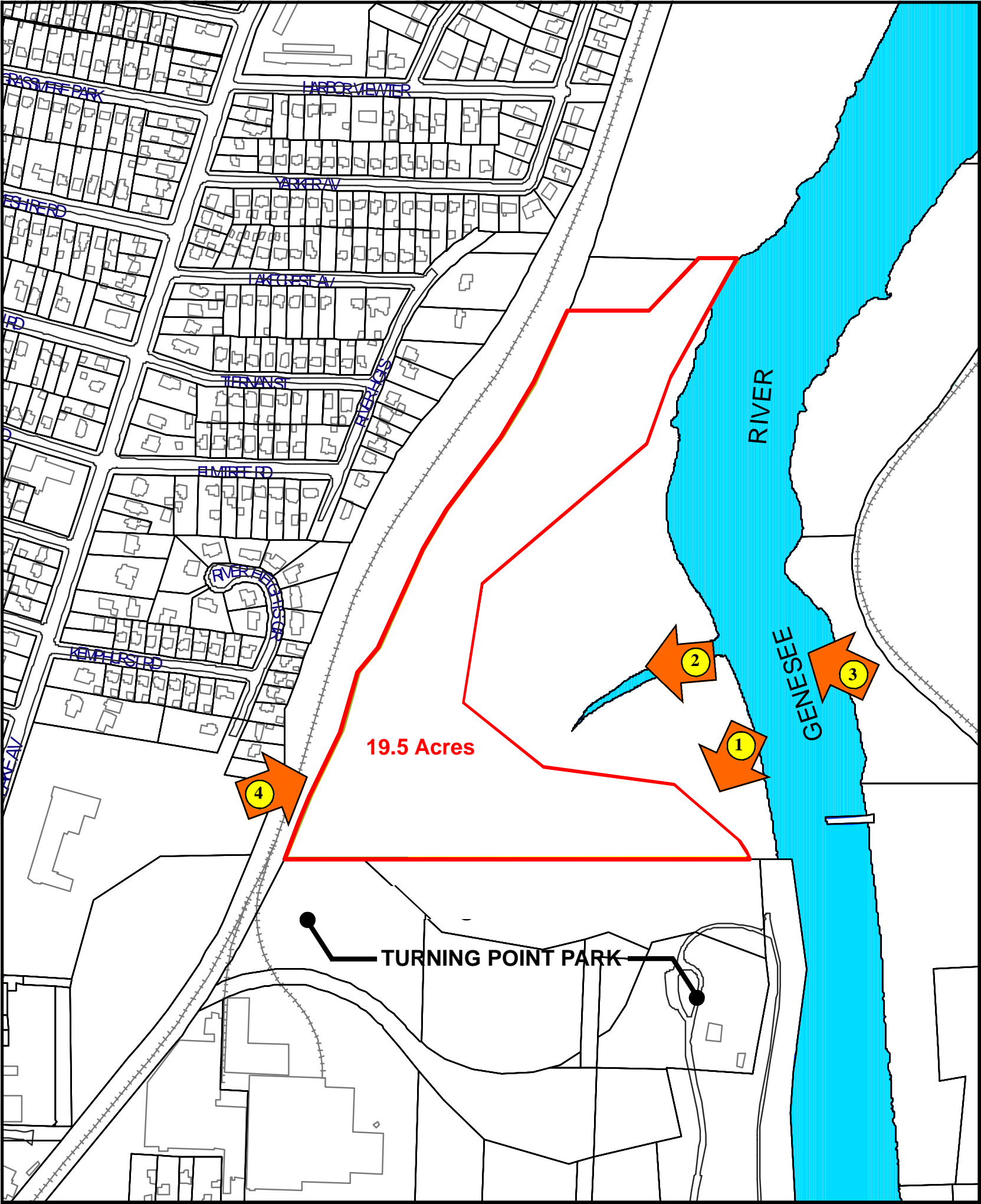


6





**OVER-ALL VIEW OF PROPOSED REPLACEMENT PARKLAND  
DEPICTING VARIOUS PHOTOGRAPH VIEW POINTS**

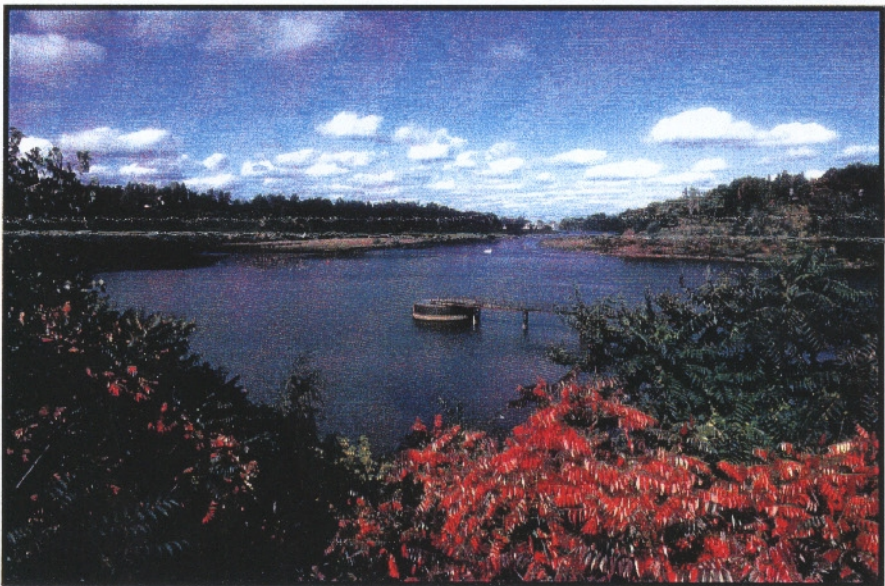
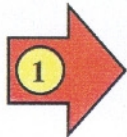


 Proposed parcel for new parkland

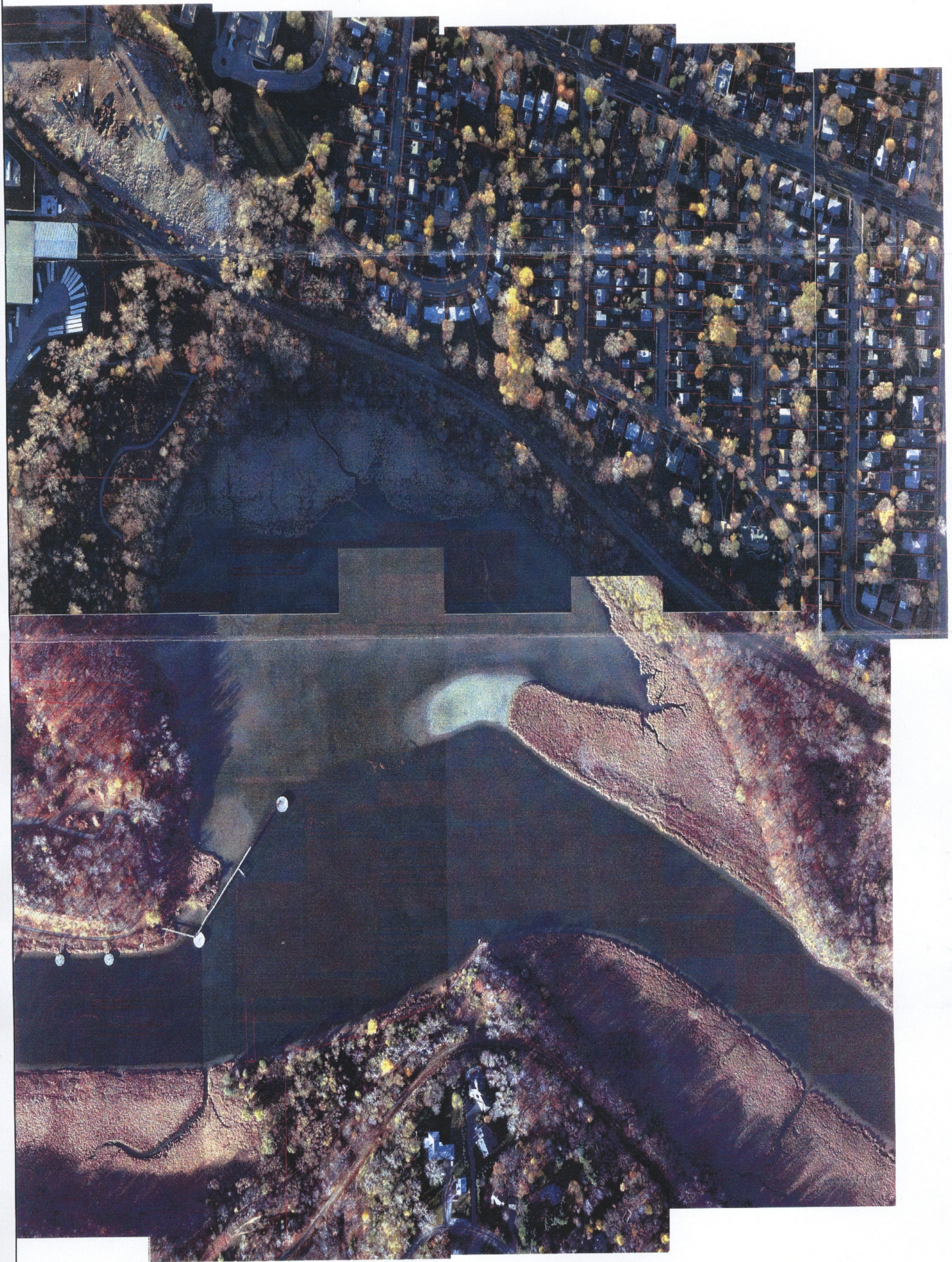
 Location/Direction of Photograph View Points



PHOTOGRAPHS OF PROPOSED NEW PARKLAND PARCEL











## City of Rochester



Fax (585) 428-6021  
TDD/Voice 232-3260

**Bureau of Parks & Recreation  
Department of Parks,  
Recreation & Human Services**

400 Dewey Avenue  
Rochester, New York 14613-2594  
(585) 428-6755 or 428-6770

December 10, 2003

Mr. Kevin Burns, Chief of Grants  
New York State Office of Parks, Recreation and Historic Preservation  
Agency Building 1, 16th Floor  
Empire State Plaza  
Albany, New York 12238

Re: Parkland Conversion for Brooks Landing Revitalization Project

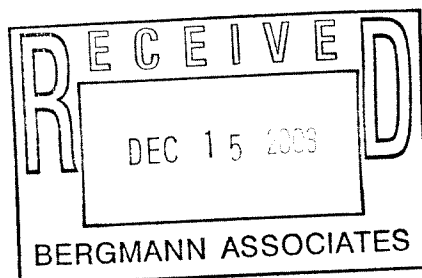
Dear Mr. Burns:

I am providing information regarding the Parkland Conversion substitute parcel for the Brooks Landing Revitalization Project. Tom Lyons in his November 18, 2003 memorandum to you regarding substitute parcel eligibility specifically asked to *"Please directly comment on whether this property has been serving/managed as parkland/open space and a site for passive recreation in the community."*

The 19.5 acre substitute parcel was acquired by the City through foreclosure and exists as open space directly north of Turning Point Park. The southern portion of the parcel serves as Turning Point Park's northern most boundary and consists of wooded areas and wetlands adjacent to the Genesee River's "turning basin". The parcel augments views of the surrounding area including that of Turning Point Park. There exists no legal access onto the parcel and consequently the parcel is neither serving nor managed as public parkland or open space.

In addition, the parcel is not listed nor maintained as parkland on the City's inventory. While no improved or formal access currently exists, there are some scattered "homemade" footpaths found within the wooded area. These footpaths are random with no clear destinations, marked access or protection such as erosion control. The wooded area of the parcel is significantly higher in elevation than the wetland area and could undoubtedly offer expansive views of the river corridor/gorge below.

Currently, the City of Rochester is working on a proposed extension of the Genesee Riverway Trail. This trail system starts in Genesee Valley Park and closely follows the Genesee River throughout the city. Its northern terminus is actually now located in Turning Point Park.



EEO/ADA Employer



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Mr. Kevin Burns  
December 10, 2003  
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The proposed extension would continue the trail northerly from Turning Point Park to the site of the soon to be completed O'Rourke lift bridge. The trail would pass through the riveredge wetland portion of the substitute parcel and provide views of the surrounding area including that of the substitute parcel. However, it would not provide physical access to the land side (wooded) portion of the substitute parcel.

Please feel free to contact me at 585-428-6131 or [colletta@cityofrochester.gov](mailto:colletta@cityofrochester.gov) with any questions regarding this matter. Your help is greatly appreciated.

Sincerely,



Alan Colletta  
Assistant Director of Parks and Recreation

cc: **Mark Johns**, Bergmann Associates  
Loretta Scott, Commissioner, Department of Parks, Recreation and Human Services  
Fashun Ku, Commissioner, EDD  
Johanna Brennan, Municipal Attorney/Law Department  
Rick Rynski, Senior Economic Development Specialist, EDD

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